

REVISED PLANS III-18
9/14/86 WCR

STATEMENT IN SUPPORT OF PETITION
FOR ZONING RE-CLASSIFICATION

The property, which is the subject of this Petition for Zoning Re-Classification, is an unimproved 0.87 acres of land located north of Hazelwood Avenue immediately south of North Hazelwood Avenue and Southwood Avenue. The property is presently zoned DR 5.5 with its southern most property line being bounded by BL-CNS Zoning. Two of the commercial uses bordering the property line of the Petitioner are Royal Farm Store and A & J Electric Company. In addition on Southwood Avenue north of Petitioners property is a parcel of land being used as a contractor's equipment storage yard. The Petitioner proposes to obtain access to the site by way of Hazelwood Avenue through the property to the south of it owned by A & J Electric and the Petitioner would agree to restrict and deny access to the property from Southwood Avenue. As a result Southwood Avenue would become a natural buffer between Petitioner and residential areas sheltering the residences from all the commercial uses south of Southwood Avenue as opposed to attempting to develop Petitioner's property in the manner as provided by the Zoning Regulations, thereby creating an increase in traffic through the neighborhood, via Southwood Avenue. The granting of RO zoning would create a natural buffer between the properties north of Southwood and commercial properties on Hazelwood Avenue which is in line with the intent and purpose of RO Zoning.

The Petitioner claims that there was an error or mistake in the zoning at the last comprehensive rezoning process. First, the Petitioner states that the County Council failed to consider that the property was singularly unfit for residential purposes since it is unimproved and bordered by commercial zoning and there is no access to property off of Southwood Avenue. Secondly, the Council failed to consider that there would be less traffic and less traffic hazards from rezoning the property for commercial purposes than there would be in developing it under DR 5.5 zoning for single family residential homes. Thirdly, that this is the last piece of property in the area that is suitable for commercial purposes and that there is a need for additional commercial zoning in the immediate vicinity.

For all the above reasons and for additional reasons which would be demonstrated at a hearing on this matter by the Petitioner, Petitioner feels that he has illustrated a need for the requested re-classification.

John O. Hennegan
BOMADRA, CONTIUM, HENNEGAN & FOOS
809 Eastern Boulevard
Baltimore, Maryland 21221
686-8274

2

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

February 15, 1986

14th District Baltimore County, Maryland

Beginning for the same at the distance of (1) North 86 degrees 35 minutes East 165 feet and South 1 degree 00 minutes West 18 feet from the corner formed by the intersection of the south side of Southwood Avenue with the east side of Westwood Avenue, thence running for four lines of division as follows: North 86 degrees 45 minutes East 211.25 feet more or less, South 49 degrees 45 minutes East 192 feet more or less, South 86 degrees 45 minutes West 360.25 feet more or less and North 1 degree 00 minutes East 132.50 feet to the place of beginning.

Containing 0.87 acres of land more or less.

PETITION FOR RECLASSIFICATION
CASE NO. CR-87-103-X

LOCATION: South Side of Southwood Avenue, 165 feet East of the East Side of Westwood Avenue

PUBLIC HEARING: Tuesday, November 18, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from a D.R. 5.5 Zone to an R.O. Zone and for a Special Exception for a Class B office building

All that parcel of land in the 14th Election District of Baltimore County

Beginning for the same at the distance of (1) North 86 degrees 35 minutes East 165 feet and South 1 degree 00 minutes West 18 feet from the corner formed by the intersection of the south side of Southwood Avenue with the east side of Westwood Avenue, thence running for four lines of division as follows: North 86 degrees 45 minutes East 211.25 feet more or less, South 49 degrees 45 minutes East 192 feet more or less, South 86 degrees 45 minutes West 360.25 feet more or less and North 1 degree 00 minutes East 132.50 feet to the place of beginning.

Containing 0.87 acres of land more or less.

Being the property of Ambros Fellner, et al
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

IN THE MATTER OF THE PETITION
FOR ZONING RECLASSIFICATION
FROM D.R. 5.5 TO R.O. (Documented)
AND PETITION FOR SPECIAL EXCEPTION
S/S of Southwood Ave., 166' E. of
Westwood Ave., 14th District
AMERSON AND JOSEPH FELLNER,
Petitioners

: BEFORE THE COUNTY BOARD OF APPEALS
: OF BALTIMORE COUNTY
: Case No. R-87-103-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to John O. Hennegan, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners; and A & J Electric, Inc., 4902 Hazelwood Ave., Baltimore, MD 21206 which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 023626

DATE: 8/14/86 ACCOUNT: 100-103-100

AMOUNT \$ 400.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 12, 1936

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
S/S of Southwood Ave., 165' E of the E/S of Westwood Ave.
14th Election District
Ambros Fellner, et al - Petitioners
Case No. CR-87-103-X

Dear Mr. Hennegan:

This is to advise you that \$400.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jabon
Arnold Jabon
Zoning Commissioner

AJ:med

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

October 22, 1936

NOTICE OF HEARING

RE: S/S Southwood Ave., 165' E of the E/S of Westwood Ave.
14th Election District
Ambros Fellner, et al - Petitioners
Case No. CR-87-103-X

TIME: 10:00 a.m.

DATE: Tuesday, November 18, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 918419

W. T. Hackett
Hackett, Chairman
rd of Appeals

s Counsel for Baltimore County

DATE: 11/18/86 ACCOUNT: 100-103-100

AMOUNT \$ 400.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

ZONING OFFICE FOR ADVERTISING AND
A WEEK BEFORE THE HEARING. THE
HE ZONING OFFICE, ROOM 113, COUNTY
MARYLAND, ON THE DAY OF THE

May 19, 1986

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III April 1986
Item No. 18
Property Owner: Ambros Fellner and Joseph Fellner
Location: S/S Southwood Ave., 165' E of the E/S of Westwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: R.O.: Special Exception Class B Office Bldg.
Acres: 0.87 acres
District: 14th Election District

Dear Mr. Hackett:

The existing D.R. 5.5 zoning can be expected to generate 40 trips per day, and the proposed R.O. zoning can be expected to generate approximately 140 trips per day.

This site should have only one point of access. The plan should be revised to show the flood plain, all entrances, fence in the center of the west driveway, and show lot line on the S.E. side of the property.

Very truly yours,

Michael S. Manigan
Michael S. Manigan
Traffic Engineer Associate II

MEF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board Date: June 24, 1986
Charles E. "Ted" Burnham
FROM: Plans Review Chief, Department of Permits & Licenses
SUBJECT: April - October 1986 - Zoning Classification - - Cycle III

Item #18 Property Owner: Ambros Fellner and Joseph Fellner
Contract Purchaser:
Location: S/S Southwood Avenue, 165' E of the E/S of Westwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: R.O.: Special Exception Class B. Office Building
Acres: 0.87 Acres
District: 14th. Election District

The proposed structure shall comply with the Baltimore County Building Code, Council Bill #17-85 including the 1984 Edition of the B.O.C.A. Basic Building, Mechanical, and Energy Codes as amended and adopted by the above Council Bill.

Buildings two or more stories of 4000 square feet or more require an elevator for handicapped use. Buildings under 4000 square feet require only the first floor be acceptable and useable by the handicapped.

Provide 1 handicapped parking space with the required signs, ramps, curb cuts, etc.

No further comment at this time.

CEB/vv

July 2, 1986

Re: Documented Zoning Reclassification
Petitions: Cycle III

Dear Mr. Hennigan:

During the processing of Cycle III petitions, I noticed that you have filed a petition (Item No. 18) with documentation as governed by Section 2-58.1 (1) of the Baltimore County Code. In view of the office's past experience with this type of petition, I decided to alert you to a possible problem that may arise if and when this project proceeds in the development process.

As I'm sure you know, there is no County law requiring any petitioner to complete County Review Group (CRG) processing prior to filing and proceeding with a zoning request. You're also aware of the fact that any zoning reclassification granted under the aforementioned 2-58.1 (1) section of the code must be developed in strict conformance with the site plan approved by the County Board of Appeals. Consequently, in those cases where the petitioner obtains the reclassification and proceeds to CRG, and changes are required in the site plan, the petitioner must repeat the zoning process to obtain County Board of Appeals approval of the revised plan. Such a process includes staff and Planning Board review, and the decision by the Board of Appeals is subject to appeal.

The bottom line is that I cannot require that petitioner's complete CRG processing before filing a zoning reclassification with documented plans, but I do want you to be aware of the potential problems.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

Norman E. Gerber
Norman E. Gerber, AICP

NEG:bjs

CC: William T. Hackett, Chairman, County Board of Appeals
Phyllis C. Friedman, People's Counsel
Susan Carrell, Chief, Current Planning & Development
Arnold Jablon, Zoning Commissioner
James G. Hoswell

REQUIREMENTS FOR ENVIRONMENTAL EFFECTS REPORT
BALTIMORE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL SERVICES

A. GENERAL INFORMATION

Site Name: Fellner Property
Address: _____
Location: 165' N.E. from corner of Westwood and Southwood Avenues
Description of Proposed Development: Petition for Reclassification from DR 5.5 to R.O. Zoning for proposed Office Building
Site of Development (Acres): 0.87
Proposed Number of Lots: 1
Owner/Developer: Ambrose and Joseph Fellner Phone 866-5510
Address: 4902 Hazelwood Ave, Balto. Md. 21206
Engineer/Consultant: Bafitis and Associates
Phone: 285-3212
Address: 3482 Dunhaven Rd, Balto. Md. 21222
Baltimore County Water & Sewer Plan Designation: 4 Public 5 Public

B. WASTEWATER DISPOSAL

Proposed Method of Sewage Disposal:

(X) Public sewerage system

() Individual sewage disposal (septic system)

() Other (specify) _____

Is there an existing or proposed National Pollutant Discharge Elimination System (NPDES) Permit for this site?

E. TOPOGRAPHY

Is any portion of this site located within the 100 year floodplain? (X) Yes () No If yes, describe your plans for protecting the floodplain:

A 50' buffer consisting of existing trees shall be maintained from the existing stream

Are there slopes on site where the grade is 25 percent or greater? () Yes (X) No If yes, describe your plans for protecting the steep slopes:

F. VEGETATION

Describe the existing vegetation at this site:

Completely wooded site.

Describe your plans for maintaining or enhancing the vegetation at this site:

Maintaining as much of existing woods as possible and providing planting screen around proposed building.

G. HYDROLOGY

Is this site located in a watershed which drains to Loch Raven, Prettyboy or Liberty Reservoir? () Yes (X) No

Is this site located within the Chesapeake Bay Critical Area? () Yes (X) No

Are there perennial streams at or within 100 feet of this site? (X) Yes () No

Are there tidal waters at or within 1,000 feet of this site? () Yes (X) No

Describe your plans for protecting any perennial streams within 100 feet or tidal waters within 1,000 feet of this site: Maintaining a 50 foot wooded buffer.

H. STORMWATER MANAGEMENT

Indicate the amount of impervious surfaces (Buildings, roads, parking lots, etc.) existing and proposed for this site:

	Existing	Proposed
Acres	<u>0</u>	<u>0.61</u>
% of Total Site	<u>0%</u>	<u>70%</u>

Are stormwater management facilities required by the Department of Public Works for the proposed development of this site? (X) Yes () No

If yes, describe the stormwater management methods/structures proposed for this site and the area served by

() Existing () Proposed (X) Not Applicable

Permit Number: N/A

Attach a copy of the NPDES Permit or Application.

C. WATER SUPPLY

(X) Metropolitan District () Small Community

() Individual Wells

D. SOILS (Refer to: Baltimore County Soil Survey and Baltimore County Wetland Guidelines)

Do any of the soil types listed below exist at this site?
(X) Yes () No If yes, circle the appropriate map symbol(s). (* indicates primary wetland soil type)

SOIL SERIES/MAP SYMBOLS	SOIL SERIES/MAP SYMBOLS
Aldino Ada Iuka Iu	
* Alluvial Land Av Kelly KeB2, KeC2, KsC	
* Belle BaA, BaB Lenoir Lib, Lmb, LmC2, LmC3	
Barclay Br * Lenardtown Lr	
Beltsville Bta Linside La	
Captina CaA Mattapex M1A	
* Coastal Beaches Ct * Melvin Mn, Mo	
Codorous Cu * Othello Ot	
Cosus Cv * Pocomoke Po	
* Dunning Du * Swamp Sw	
* Elkton Ea, En, Eo * Tidel Marsh Tm	
* Fallsington Fa, Fs * Watchung WaA, WaB, WcB	
Glenville Gna, Gnb Woodstown WdA, WdA	

* Matboro Hb

If a wetland soil type (*) or wetland conditions exist at this site, (1) attach an aerial photograph or plan indicating the extent of the wetland. (2) mark the extent of the wetland in the field by flagging or stakes, prior to clearing or grading, and (3) describe your plans for protecting the wetland: There is a stream running along the east side of this property which will be protected by a 50' buffer.

each method/structure: A under ground detention
storage area shall be the proposed Stormwater
Management facility providing management for the
entire site.

Are there any existing or proposed water supply wells or
wastewater disposal systems within 100 feet of the
proposed stormwater management facilities?

() Yes (X) No

I. CHEMICAL HANDLING AND STORAGE

Has this site been used previously or is it proposed to
be used for handling, storage, stockpiling or disposal
of radioactive materials, pathological materials,
chemicals, petroleum products, deicing compounds,
fertilizers or similar materials? () Yes (X) No
Is there an existing or proposed Maryland Designated
Hazardous Substances Facility permit for this site?
() Existing () Proposed (X) Not Applicable
If yes to any of the above questions, please contact
Technical Services at 494-3811.

J. ZONING (refer to maps at Office of Planning and Zoning)

Zoning Classification	Acres	Proposed Number of Units or Sq. Feet of Structure
Ex. DR-5.5	0.87	
Proposed R.O.	0.87	2 Story Office Building
		Totaling 8,000 S.F.

K. LAND USE

EXISTING LAND USE	Number		% of Acres	PROPOSED LAND USE		% of Acres
	of Acres			of Acres		
Residential						
Commercial (Office Building)				0.87		100%
Industrial						
Crops						
Pasture						
Meadow						
Forest	0.87	100%		0.87		100%
Other (Specify)						
Total	0.87	100		0.87	100	

L. IMPACT ON WATER QUALITY

Discuss the significance of the proposed development on
the water quality, biological integrity, and
eutrophication potential of the receiving waters
(attach supplemental pages): With the proposed
wooded buffer and stormwater management facility adjacent
on water quality should be minimal

M. WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S)

If your environmental effects evaluation reveals any
potential adverse water quality impacts, describe
facilities and/or activities to reduce such impact
(attach supplemental pages):
See attached page for BMP'S to be completed with.

N. MAPPED INFORMATION

The following information shall be submitted in map form
at a scale of 1" = 100' unless otherwise indicated:

1. Delineation of soil types
2. Location of State wetlands and Baltimore County
wetlands
3. Delineation of the 100-year flood plain, which is
defined as beginning when the upstream drainage area
equals or exceeds thirty acres
4. Existing topography with contour intervals of 5

maximum of 5 feet indicated and slopes of 25% or
more shaded

5. Location of springs, intermittent streams, perennial
streams, and bodies of water into which this site
directly drains
6. Existing land use
7. Proposed land use
8. Location of proposed open space
9. Location of proposed stormwater management facilities
10. Location of NPDES discharge points (existing and
proposed)
11. Location of proposed water quality BMP's, including
buffers
12. Location of radioactive materials, pathological
materials, chemicals, petroleum products, deicing
compounds, fertilizers or similar materials (past,
existing and proposed)
13. Delineation of the boundaries of the proposed
development site on a copy of the appropriate GCS
scale Baltimore County Soil Survey Map (available
for sale from Baltimore County Department of Public
Works)
14. Critical areas legislation may require additional
information.

O. SIGNATURE

I, William N. Rafitis, acknowledge that
I am the owner, contract purchaser or legally authorized
representative of either and that I Understand the re-
quirements for Environmental Effects Reports and that the
information I have provided is true and correct to the
best of my knowledge, information and belief.
APPLICANT'S SIGNATURE: William N. Rafitis
DATE: 4/14/86

Section III

BEST MANAGEMENT PRACTICES

As a condition for approval of a CRG plan, the developer agrees
to follow the Best Management Practices:

1. All areas except those used for buildings, sidewalks, and paved
parking will be planted with permanent vegetative cover and/or
landscaped as soon as possible after final grading and maintained
in such condition.
2. Dirt and debris accumulating on private roads and parking lots
will be removed according to the following schedule: May through
October, concurrent with grass mowing; November through April,
monthly.
3. Snow removal will be by mechanical means except in severe
snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not
exceed recommendations of the University of Maryland Cooperative
Extension Service.
5. Filling will not occur in grassed or lined drainage ditches or
swales.

It is expected that these requirements will be complied with
for Public Works projects.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R-87-103-X

District: 1476 Date of Posting: 10/24/86
Posted for: Reclassification from R.O. to R.O. Zone and for a Special Exception for a Class B office building
Petitioner: Archives Fellowship, et al.
Location of property: 180 Westwood Ave., Mt. Airy, Md. 21201
Location of Signs: Westwood Ave. at 180 Westwood Ave. and at 180 Westwood Ave. at 180 Westwood Ave.
Remarks: None
Posted by: William T. Hackett Date of return: 10/24/86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1986
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 30, 1986

THE JEFFERSONIAN,

William T. Hackett
Publisher

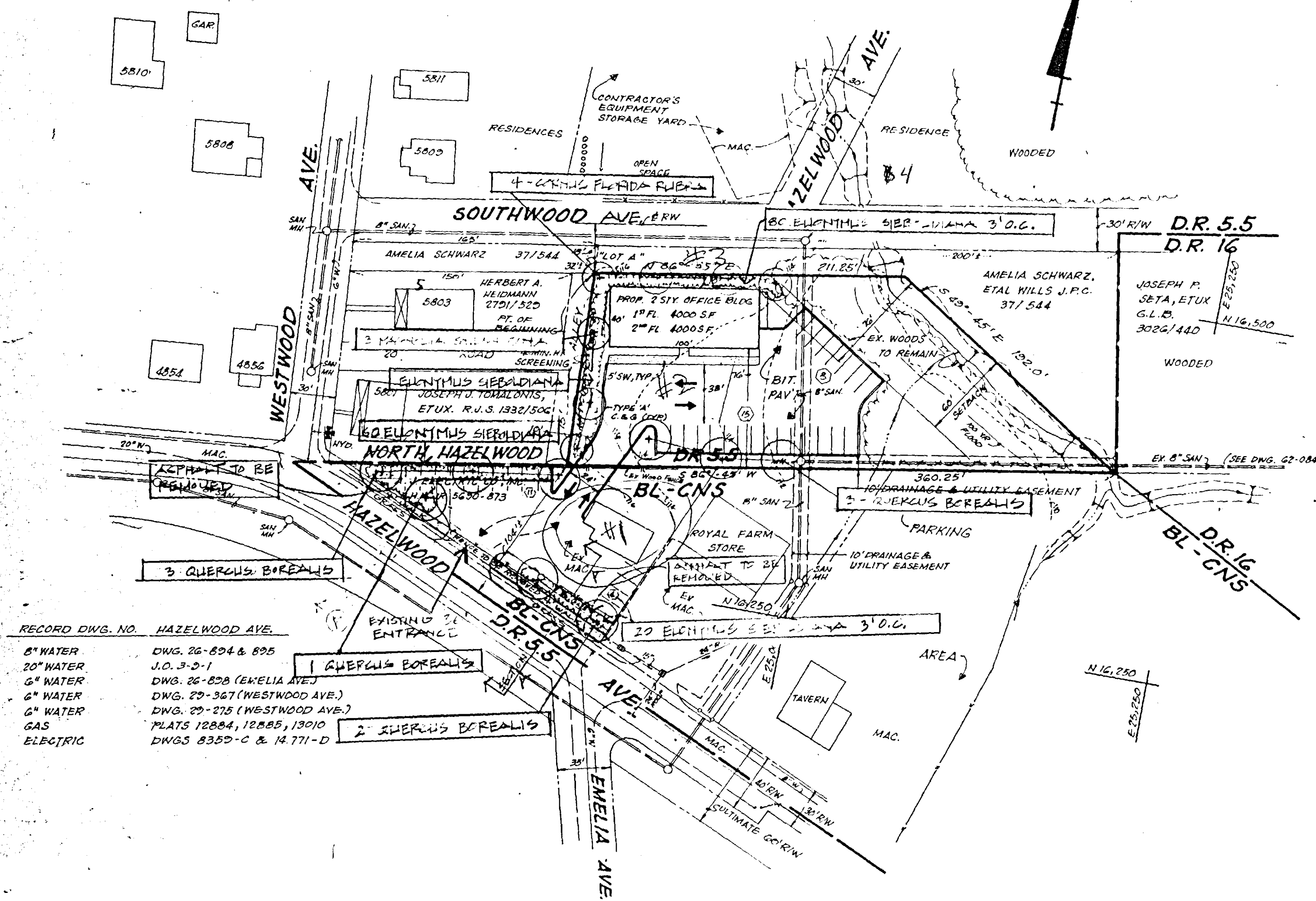
27.50

**Petition for
Reclassification**
CASE NO. CR-87-103-X
LOCATION: South Side of South-
wood Avenue, 180 feet East of the
Side of Westwood Avenue.
PUBLIC HEARING: Tuesday, No-
vember 18, 1986, at 10:00 a.m.
The County Board of Appeals for
Baltimore County, by authority of the
Baltimore County Charter, will hold a
public hearing.
To reclassify the property from a
D.R. 5.5 zone to an R.O. Zone and for a
Special Exception for a Class B office
building.
All the parcel of land in the 14th
Election District of Baltimore County,
beginning for the same at the dis-
tance of (1) North 86 degrees 35 mi-
nutes East 105 feet and South 1 degree
00 minutes West 18 feet from the cor-
ner of the intersection of the
south side of Southwood Avenue with
the east side of Westwood Avenue,
thence running for four lines of divi-
sion as follows: North 86 degrees 45
minutes East 111.58 feet more or less,
South 80 degrees 45 minutes East 192
feet more or less, South 86 degrees 45
minutes West 360.36 feet more or less
and North 1 degree 00 minutes East
132.50 feet to the place of beginning.
Containing 0.87 acres of land more
or less.
Being on the property of Ambrose
Feltner, et al., as shown on the plat
filed with the Zoning Depart-
ment.
BY ORDER OF
William T. Hackett
Chairman, County Board of
Appeals, Baltimore County

The Times

Middle River, Md., Oct 30, 1986

This is to Certify, That the annexed
Reclassification from R.O. to R.O. Zone and for a Special Exception for a Class B office building
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 31st day of
Oct, 1986
James B. Brown Publisher.



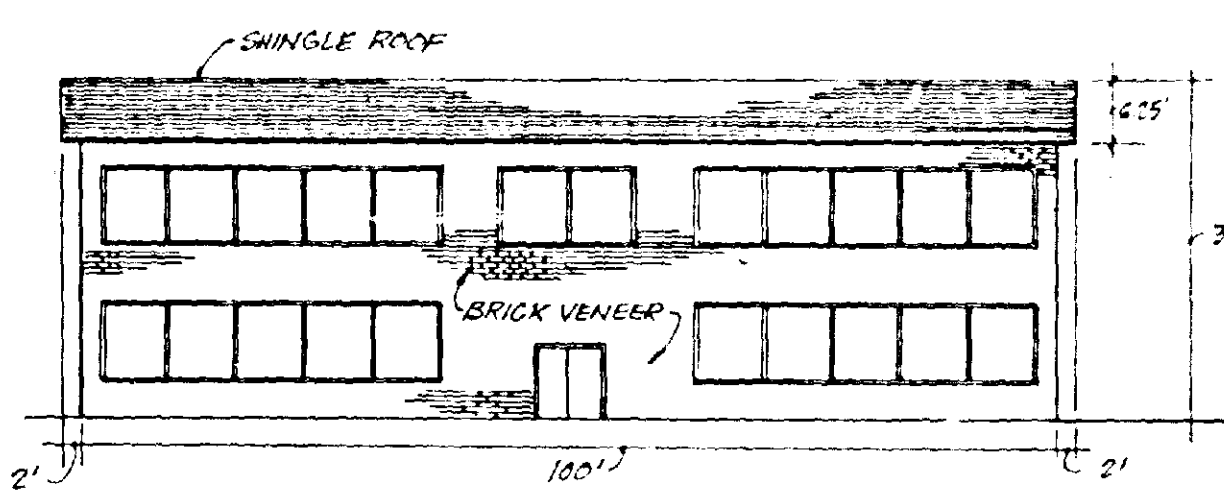
RECORD DWS. NO. HAZELWOOD AVE.
 8" WATER DWS. 26-894 & 895
 20" WATER J.O. 3-0-1
 6" WATER DWS. 26-828 (EMELIA AVE.)
 6" WATER DWS. 29-367 (WESTWOOD AVE.)
 6" WATER DWS. 29-275 (WESTWOOD AVE.)
 GAS PLATS 12884, 12885, 13010
 ELECTRIC DWS. 8350-C & 14-771-D

PARKING DATA
 1ST FLOOR - 4000 S.F.
 1 PARKING SPACE PER 300 S.F. :
 $4000/300 = 13.3$ 14 SP. REQ'D
 2ND FLOOR - 4000 S.F.
 1 PARKING SPACE PER 300 S.F. :
 $4000/300 = 13.3$ 14 SP. REQ'D
 TOTAL OF 28 SPACES REQUIRED
 TOTAL OF 23 SPACES PROVIDED AND SHOWN AT 20' X 20'

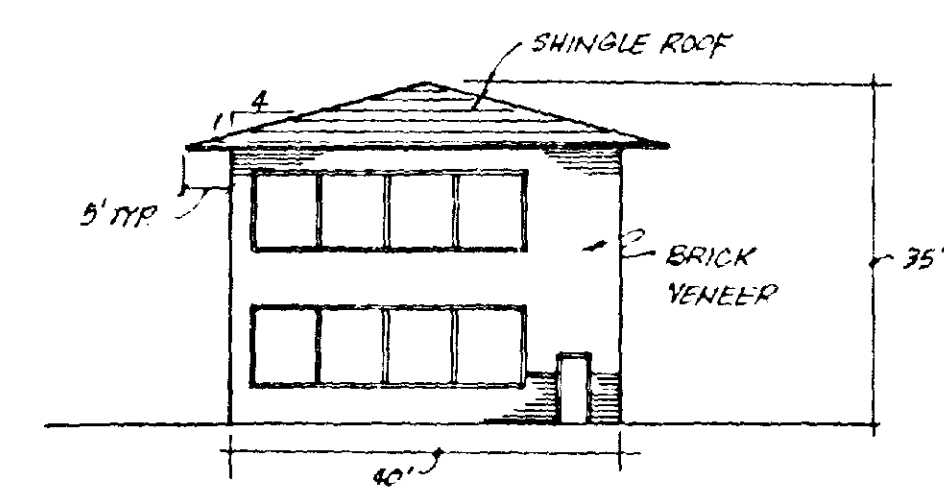
PLAN
 SCALE: 1" = 50'

OWNER
 AMBROS & JOSEPH FELLNER
 A & J ELECTRIC
 4902 HAZELWOOD AVE.
 BALTO., MD. 21206
 866-5910
 EXISTING USE - NONE
 EXISTING ZONING - DR 5.5
 PROP. USE - 2 STORY OFFICE BLDG. (CL'E)
 PROP. ZONING - R.O.
 AREA OF LOT = 0.87 ACRES
 6565/218

GENERAL INFORMATION:
 1. HOURS OF OPERATION: 7AM - 6PM
 MAX. NO. OF EMPLOYEES: APPROX. 20
 MAX. LEVELS OF EMANATIONS: MINIMAL
 2. PROPERTY LINE INFORMATION OBTAINED FROM FRANK S. LEE, PLAT & DESCRIPTIONS. DATED: 2-16-86



FRONT ELEVATION



RIGHT SIDE ELEVATION

PROP. CL. 'B' 2 STORY OFFICE BUILDING
 1" = 20'

CAG Approval Date: _____

Office Building
 Hazelwood Avenue
 Baltimore, Maryland 21206

Building Permit # _____

Control # _____

Schematic Planting Plan
Appenzeller & Associates
 Landscape Architects • Land Planners
 One Lake Ridge Place, Hunt Valley, Maryland 21030
 (301) 628-6334 Scale: 1"=50'/Date: July 7, 1986

Plant Schedule

Quan	Botanical Name	Common Name	Remarks
9	Quercus Borealis	Northern Red Oak	2"-2 1/2" cal / B&B
4	Cornus Florida Rubra	Pink Dogwood	5'-6" ht / B&B
3	Magnolia Soulangiana	Saucer Magnolia	5'-6" ht / B&B
160	Euonymus Sieboldiana	Siebold Euonymus	18"-24" ht / B&B

Planting Notes:

- All plant material shall be guaranteed for one year.
- Provide 2" depth Pine Bark Mulch for all Trees.
- This drawing to be used for planting only.
- Stake or Day all Trees.
- Final location of all plant material will be determined in the field by the Landscape Architect.
- Sod All Shrub Planting Areas.

A one-year maintenance and warranty period shall be provided by contractor.

Landscape Specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area".

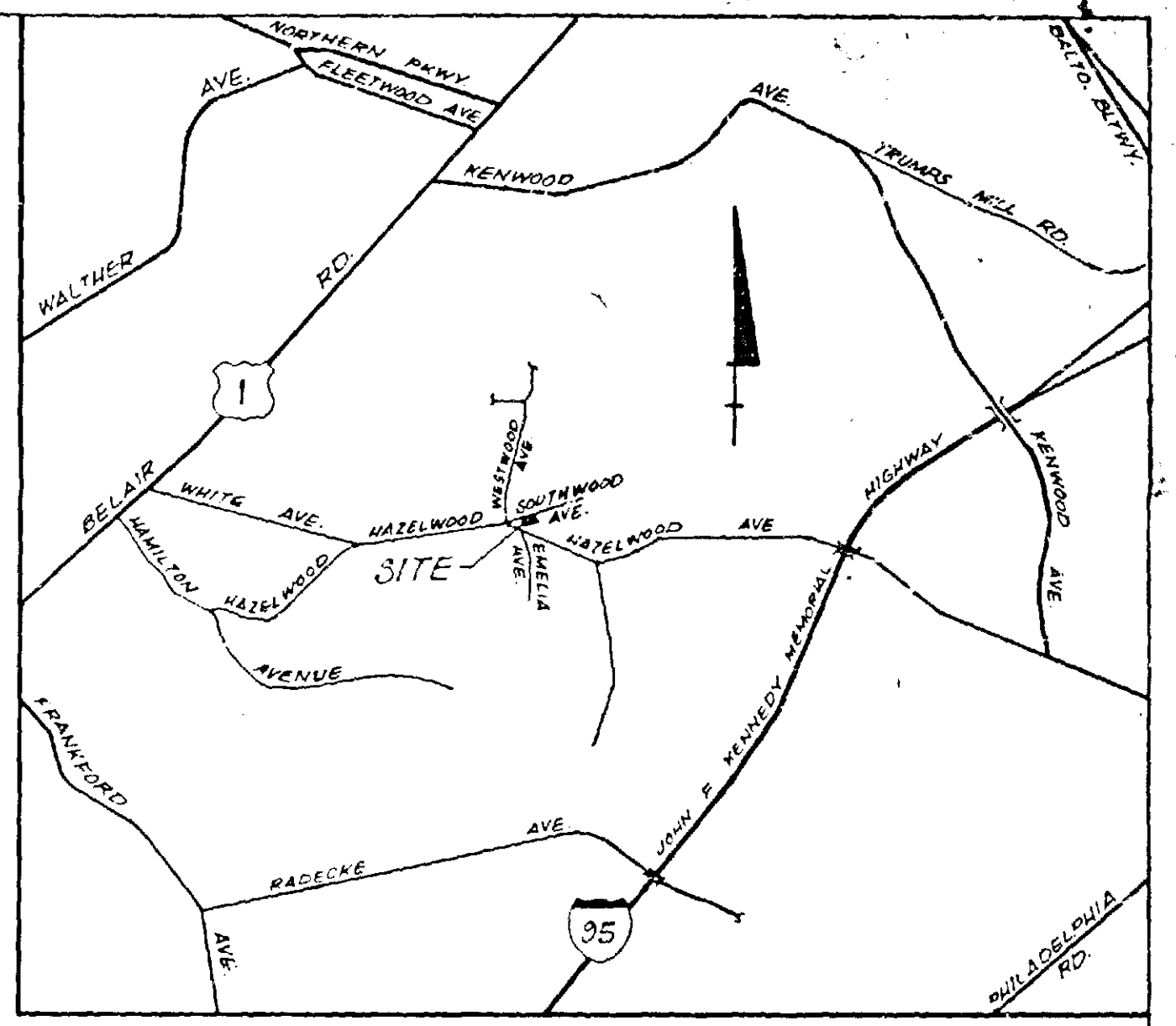
Tree Requirements:

- Exterior Roads: 220/1 Tree per 40' = 6
- Interior Roads: 40/1 Tree per 20' = 2
- Parking Spaces: 27 spaces @ 1 tree / 12 spaces = 3
- Total Trees Required = 11
- Total Major Deciduous Trees Provided = 9
- Total Minor Deciduous Trees Provided = 7

Section A Scale: 1/8" = 1'-0"

I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines, and ordinances.

Signature of Applicant _____ Date July 1986



VICINITY MAP
 SCALE: 1" = 2000'

RECLASSIFICATION ITEM NO. 18

William N. Balitis, P.E.
 301-285-3212

Balitis & Associates

Civil Engineers / Land Planners / Surveyors
 3482 Dunhaven Rd. Baltimore, Md. 21222

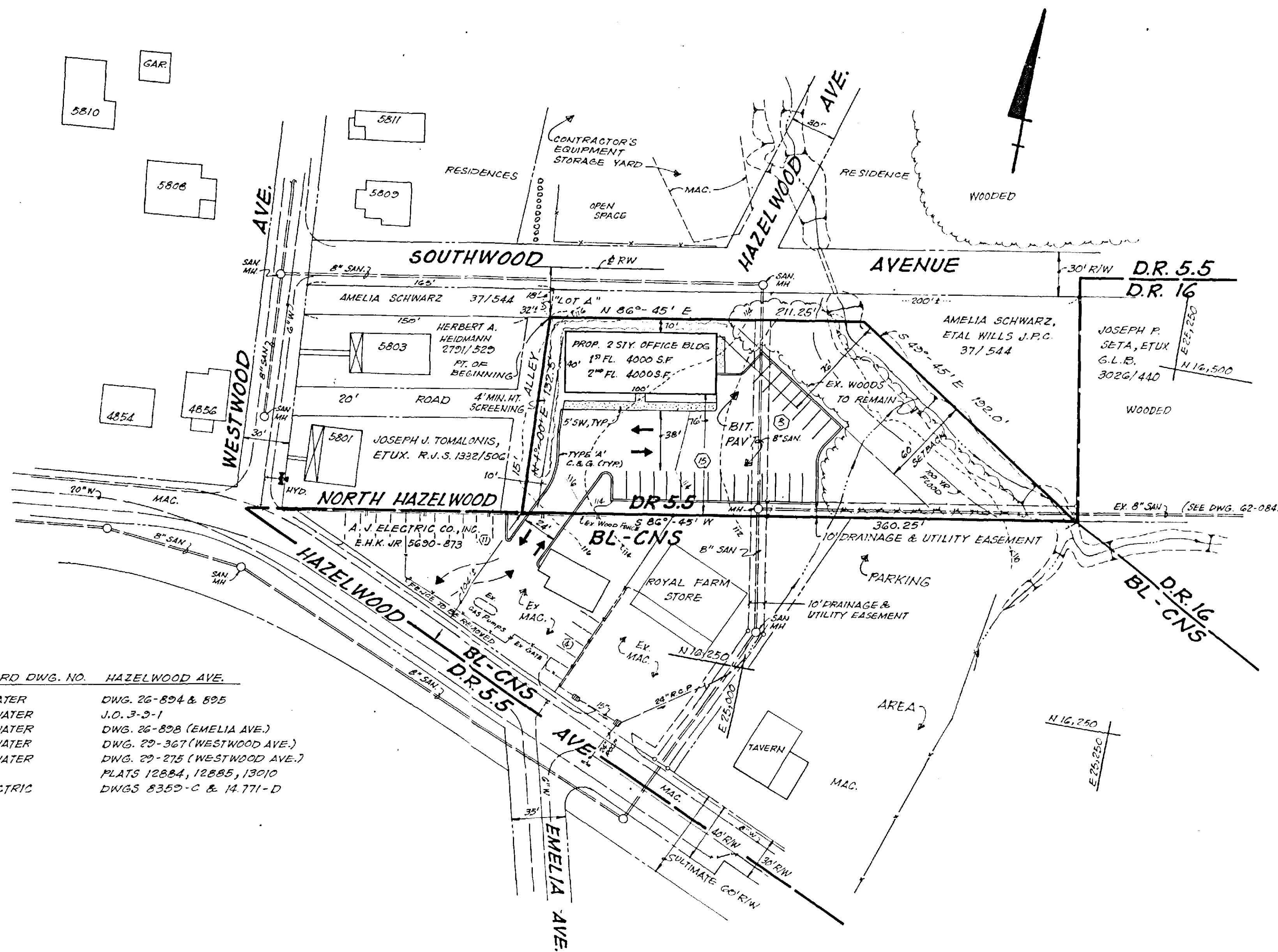
SITE PLAN
 TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 TO R.O. & SPECIAL EXEMPTION FOR CLASS 'B' OFFICE BLDG.

18TH ELECTION DISTRICT 06 BALTO. COUNTY, MARYLAND

	SCALE	1" = 50'
	JOB ORDER NO.	
	DATE	2-18-86
	REVISIONS	

DATE	REVISIONS

MICROFILM



RECORD DWG. NO. HAZELWOOD AVE.

8" WATER	DWG. 26-894 & 895
20" WATER	J.O. 3-0-1
6" WATER	DWG. 26-828 (AMELIA AVE.)
6" WATER	DWG. 29-367 (WESTWOOD AVE.)
6" WATER	DWG. 29-275 (WESTWOOD AVE.)
GAS	PLATS 12884, 12885, 13010
ELECTRIC	DWGS 8352-C & 14-771-D

PLAN
SCALE: 1" = 50'

PARKING DATA

1ST FLOOR - 4000 S.F.
1 PARKING SPACE PER 300 S.F. :
4000/300 = 13.3 14 SP REQ'D

2ND FLOOR - 4000 S.F.
1 PARKING SPACE PER 500 S.F. :
4000/500 = 8 8 SP REQ'D

TOTAL OF 22 SPACES REQUIRED

TOTAL OF 23 SPACES PROVIDED AND SHOWN AT 9' X 20'

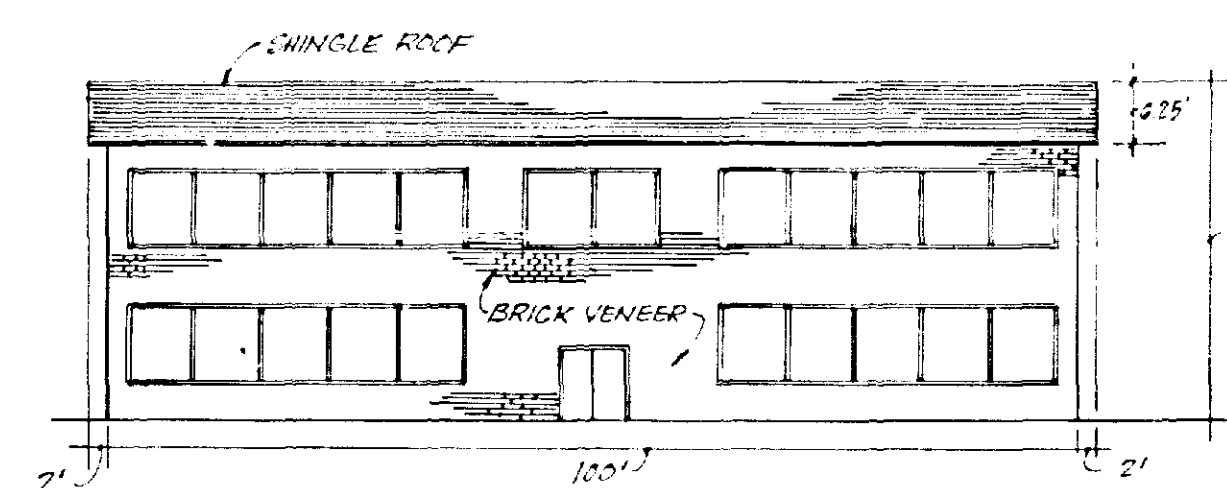
OWNER

AMBROS & JOSEPH FELLNER
A & J ELECTRIC
4302 HAZELWOOD AVE.
BALTO., MD. 21206
866-5310

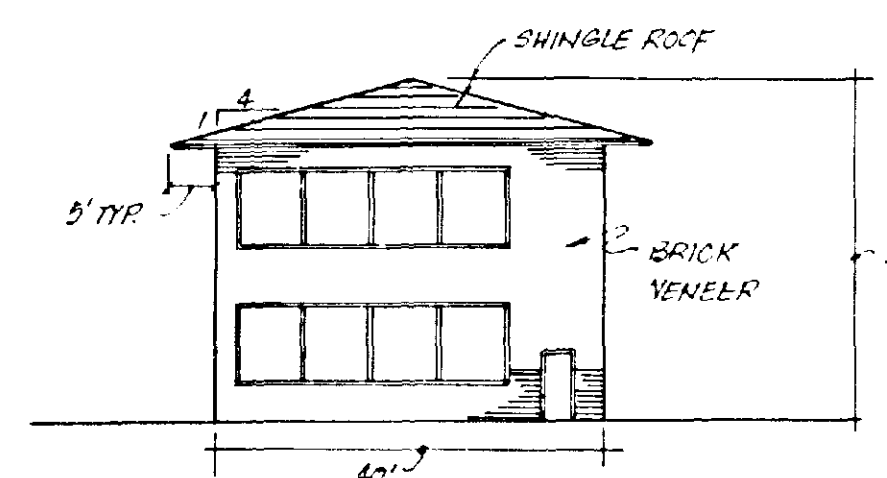
EXISTING USE - NONE
EXISTING ZONING - DR 5.5
PROP. USE - 2 STORY OFFICE BLDG. (CL'B)
PROP. ZONING - R.O.
AREA OF LOT = 0.87 ACRES
6565/218

GENERAL INFORMATION:

- HOURS OF OPERATION: 7 A.M. - 6 P.M.
MAX. NO. OF EMPLOYEES: APPROX. 20
MAX. LEVELS OF EMANATIONS: MINIMAL
- PROPERTY LINE INFORMATION OBTAINED FROM FRANK S. LEE, PLAT & DESCRIPTIONS. DATED: 2-15-82

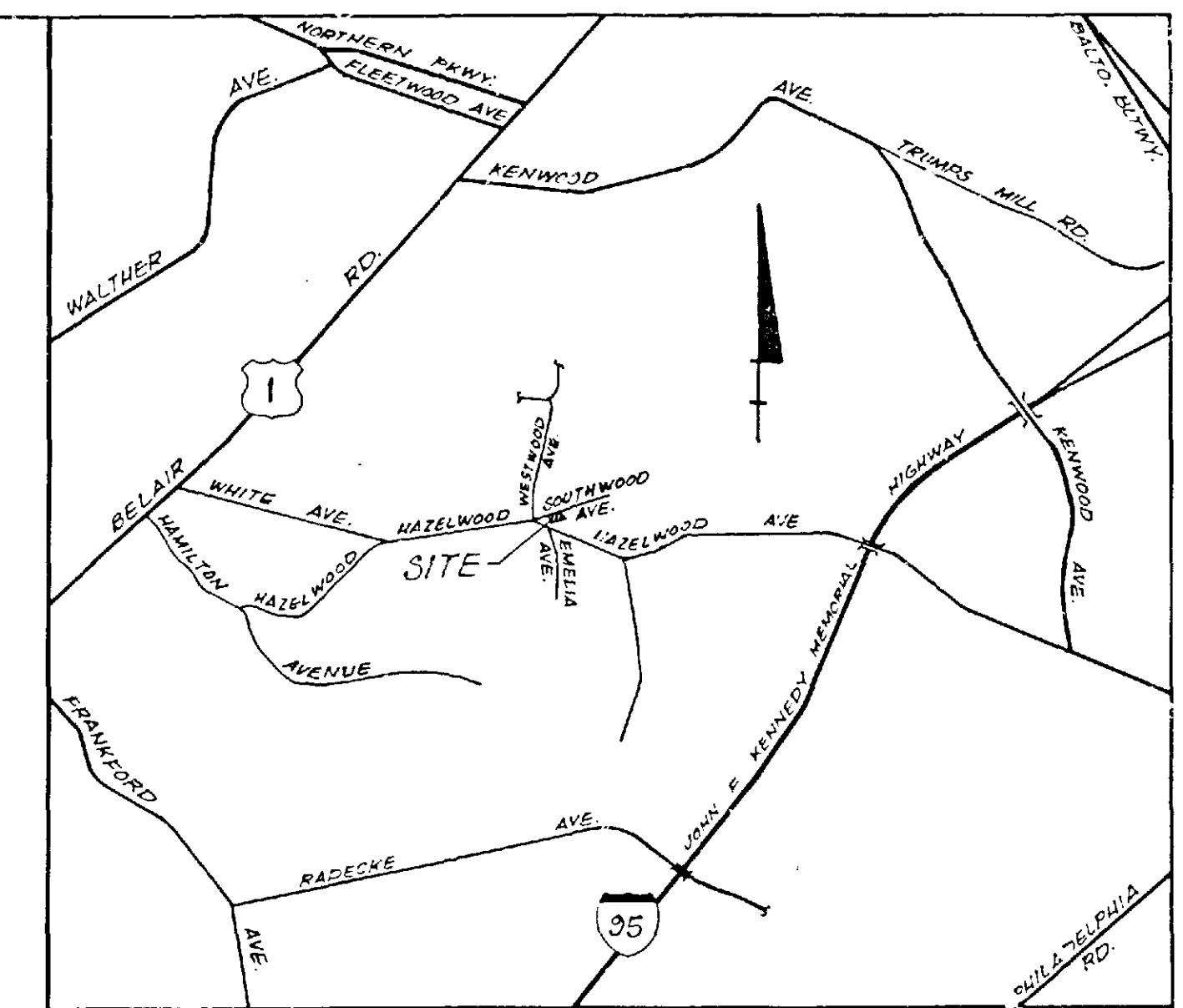


FRONT ELEVATION



RIGHT SIDE ELEVATION

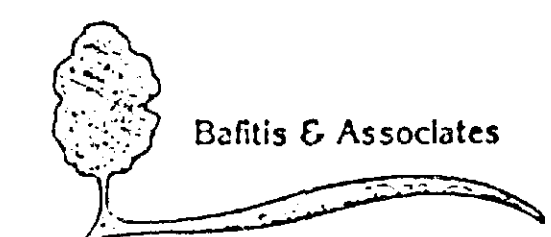
PROP. CL'B' 2 STORY OFFICE BUILDING
1" = 20'



VICINITY MAP
SCALE: 1" = 2000'

REVISED PLANS 11/13/82
+11/15/82

RECLASSIFICATION ITEM NO. 18



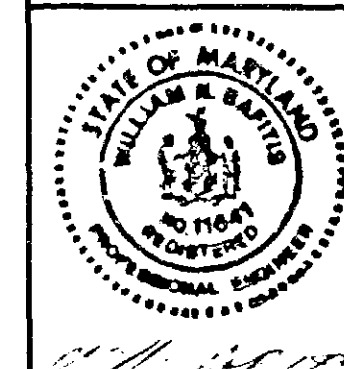
William N. Bafitis, P.E.
301-285-3212

Civil Engineers / Land Planners / Surveyors
3482 Dunhaven Rd. Baltimore, Md. 21222

SITE PLAN

TO ACCOMPANY PETITION FOR
RECLASSIFICATION FROM DR 5.5
TO R.O. & SPECIAL EXEMPTION
FOR CLASS 'B' OFFICE BLDG.

13TH ELECTION DISTRICT 06 BALTO. COUNTY, MARYLAND



DATE	REVISIONS	OFFICE COPY

MICROFILMED